



FOR LEASE

929 US HIGHWAY 17N. FT. MEADE

14,975 SF ON 3.76 ACRES

Base Rent: \$8500.00

NNN: \$3.00 (Estimate)



PRESENTED BY
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483 MONTGOMERY PLACE
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929 US Highway 17N.
Ft. Meade

Property Overview

929 US Highway 17 N
Fort Meade, FL 33841

Industrial Property for Lease | **M-2 Zoning Approved**

Welcome to 929 US Highway 17 N, a highly functional industrial property ideally suited for light manufacturing, warehousing, distribution, and other industrial uses. The City of Fort Meade has unanimously approved rezoning to M-2 Industrial, adding flexibility and long-term value for a variety of business operations.

- **Property Overview**

- Building Size: 14,975 SF
- Land Area: 3.76 Acres
- Zoning: M-2 Industrial
- Year Built: 1974 (with recent updates for modern functionality)

- **Interior Features**

- Three-phase power
- New LED lighting throughout office and warehouse
- Freshly painted interiors and exterior
- Functional office layout with two restrooms
- Clean, organized warehouse space
- Five total grade-level doors (three in main warehouse, two in adjacent section)
- Dedicated warehouse restroom

- **Exterior & Site Highlights**

- Large open yard area suitable for outdoor operations, equipment, or storage
- Excellent highway frontage and visibility
- Easy access for trucks and commercial vehicles

- **Location**

- Strategically positioned on US Highway 17, this property offers strong accessibility and exposure, making it an excellent location for businesses seeking efficient logistics and regional connectivity.

Photos | 929 US Highway 17N. Ft. Meade

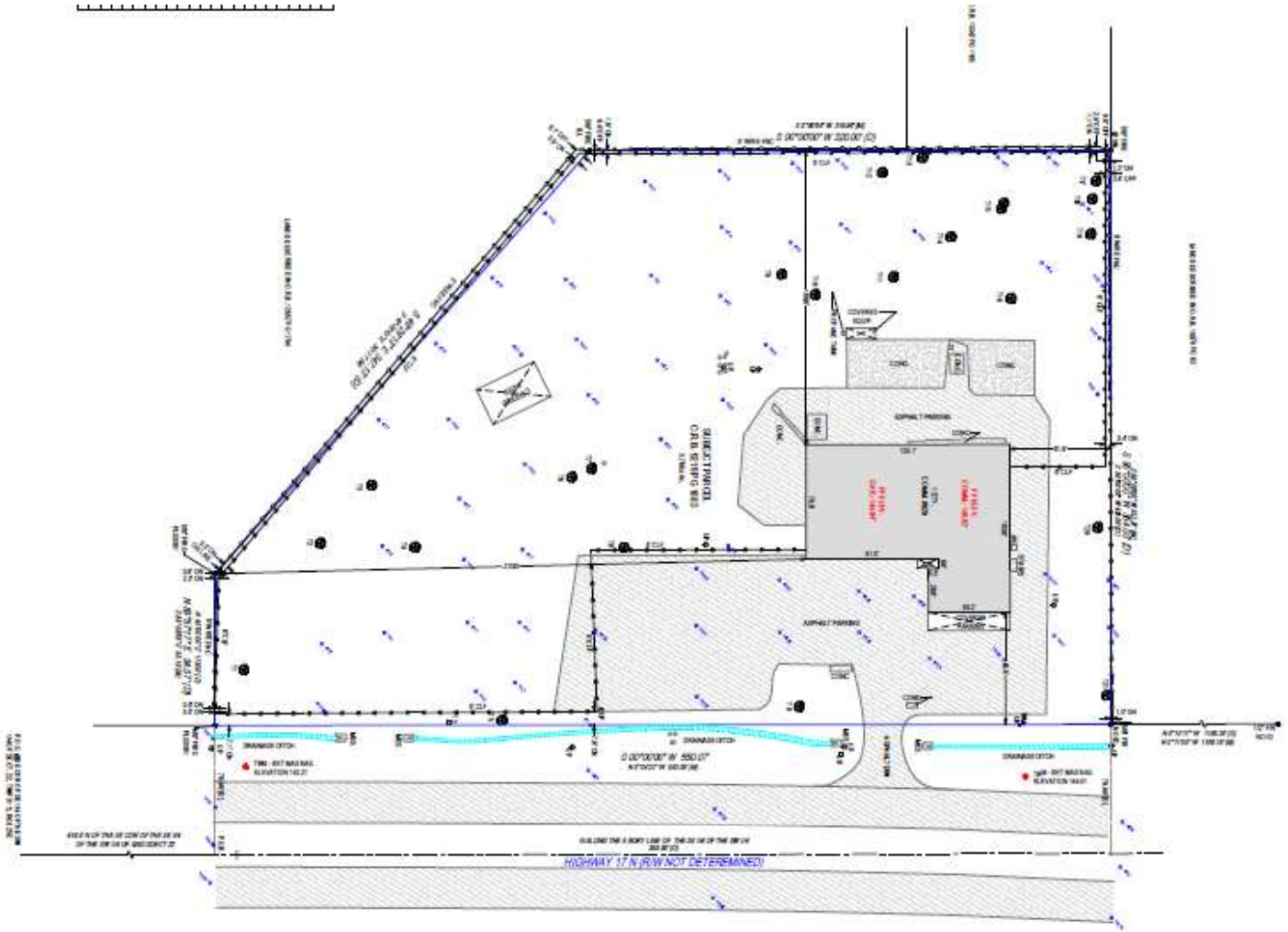












Floorplan | 929 US Highway 17N. Ft. Meade



Main L

Demographics | 929 US Highway 17N. Ft. Meade



Population	1 Mile	3 Miles	5 Miles
Male	1,061	3,943	3,943
Female	1,181	4,028	4,028
Total Population	2,242	7,971	7,971

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	476	1,802	1,802
Ages 15-24	348	1,165	1,165
Ages 25-54	793	2,744	2,744
Ages 55-64	258	828	828
Ages 65+	367	1,432	1,432

Race	1 Mile	3 Miles	5 Miles
White	1,974	6,233	6,233
Black	117	967	967
Am In/AK Nat	N/A	14	14
Hawaiian	N/A	N/A	N/A
Hispanic	403	2,206	2,206
Multi-Racial	302	1,510	1,510

Income	1 Mile	3 Miles	5 Miles
Median	\$58,686	\$42,905	\$42,905
< \$15,000	116	284	284
\$15,000-\$24,999	96	482	482
\$25,000-\$34,999	69	397	397
\$35,000-\$49,999	87	543	543
\$50,000-\$74,999	222	574	574
\$75,000-\$99,999	139	397	397
\$100,000-\$149,999	49	108	108
\$150,000-\$199,999	29	29	29
> \$200,000	1	6	6

Housing	1 Mile	3 Miles	5 Miles
Total Units	913	3,334	3,334
Occupied	810	2,801	2,801
Owner Occupied	595	2,111	2,111
Renter Occupied	215	690	690
Vacant	103	533	533

LET'S DISCUSS YOUR NEXT STEPS

Contact me today for further discussion, or to schedule a meeting or call for a more detailed consultation.



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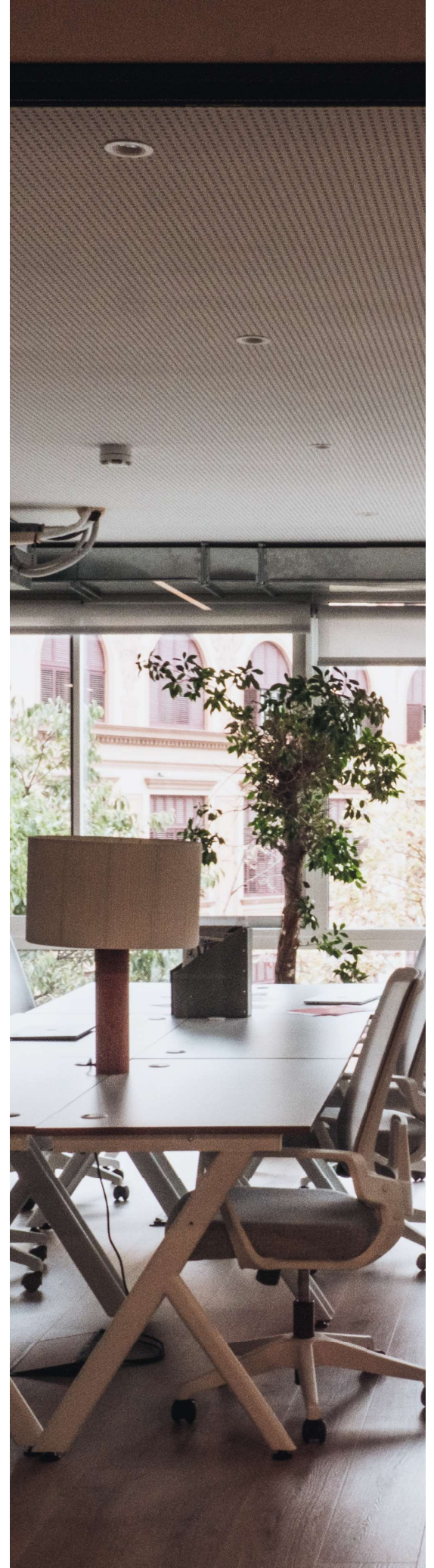
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